



Workshop Objectives

- Receive input on housing needs and potential programs in the community
- Learn about the existing Housing Element Goals, Policies, & Implementation
- Learn how you can comment on the Housing Element and at Planning Commission & City Council public hearings



Existing Housing Element

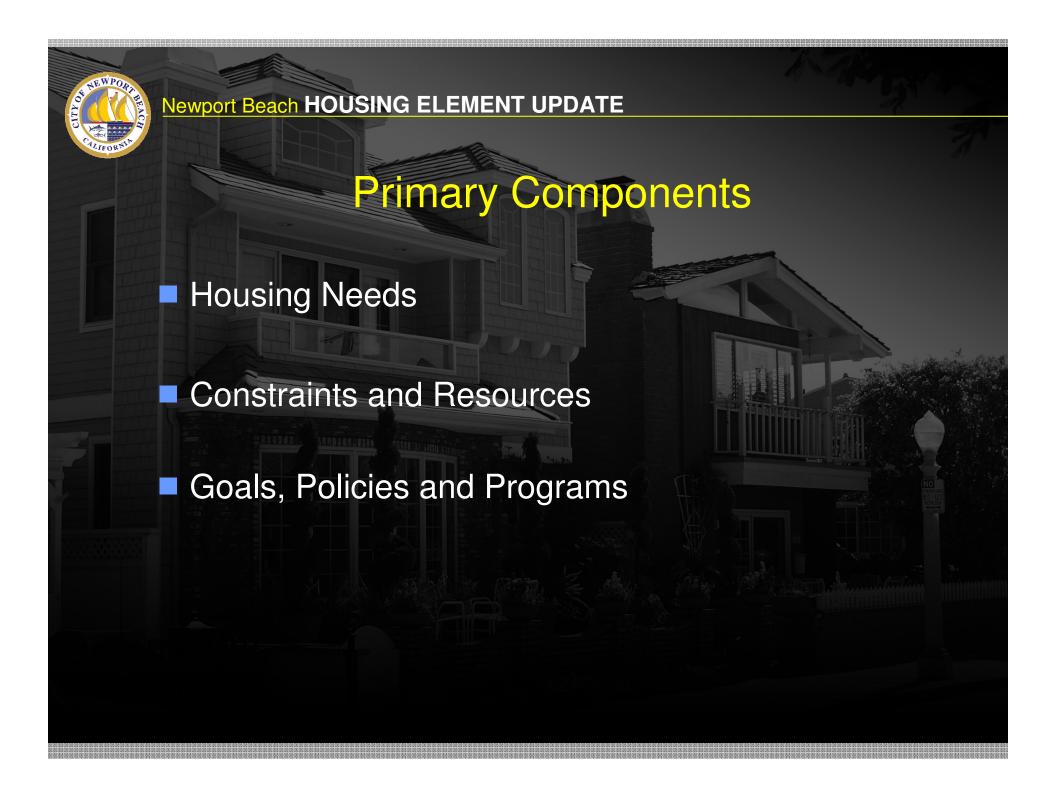
- Adopted in 2006 as part of General Plan
- Involved extensive community outreach
- City Charter Section 423 Vote establishes standards for growth
- Housing Element reflected new opportunities for infill housing and mixed use in key areas





What is the Housing Element?

- Statewide housing goal: "Decent housing and a suitable living environment for every Californian"
- State mandated element of the General Plan
- Sets a 7-year strategy for addressing housing needs for all income groups





Housing Stock Characteristics

- Housing Stock (2007): 42,580 units
 - 13% growth since 2000 (5,013 units)
 - Single-Family Detached: 45%
 - Single-Family Attached: 17%
 - Duplex to Fourplex: 13%
 - Multi-Family: 23%
 - Mobile Home: 2%
- Housing Tenure
 - Owner: 56% Renter 44%
 - Orange County: 61%



Housing Prices (2007)

- Median price of all homes and condominiums: \$1.4 million
- Median price for single-family homes and condos ranges from \$1.1 to \$4.4 million
- Rental Rates
 - Apartments: \$1,770 to \$2,500
 - Mobile Homes: \$900 \$3,200

Income Levels

- Newport Beach median income: \$103,068
- HCD/HUD median countywide income \$78,700 (2007)
- RHNA housing affordability based on county median
- Elderly and large family renter households had higher proportions of lower income households
 - 50% of elderly renter households and 25% of elderly owner households earned lower income levels
 - 45% of large family renter households earned lower income levels



Housing Affordability

| Income Group (defined as % of County MFI) | Median Income (4-person family) | Max. Affordability | | Housing Available |
|---|------------------------------------|--------------------|-----------|--|
| | | Rent | Ownership | |
| Extremely Low (<30% MFI) | \$26,000 | \$650 | \$70,247 | Affordable/ assisted housing units |
| Very Low (<50% MFI) | \$43,300 | \$1,082 | \$117,013 | |
| Low (51-80% MFI) | \$69,300 | \$1,732 | \$187,293 | |
| Moderate (81-120% MFI) | \$94,400 | \$2,360 | \$255,107 | Market rate rental market |



Special Needs Groups

- Seniors comprise 17% of all residents (County:10%)
- Recently constructed Bayview Landing project provides 120 units for lower income seniors
- 8,386 persons in Newport Beach had a disability, comprising approximately 13% of the population five years and older.
- 1,046 female-headed households with children under 18 years: 8% (99)



2008-2014 RHNA

| Income Group (defined as % of County MFI) | 2008-2014 RHNA | | |
|---|----------------|--|--|
| Very Low (<50% MFI) | 392 | | |
| Low (51-80% MFI) | 322 | | |
| Moderate (81-120% MFI) | 362 | | |
| Upper Income (>120% MFI) | 708 | | |
| Total | 1,784 | | |

Potential Development Areas and Resources

- Airport Area
- Newport Center
- West Newport Mesa
- Balboa Peninsula area and Mariners' Mile and scattered sites*

^{*}Pending Coastal Commission Approval

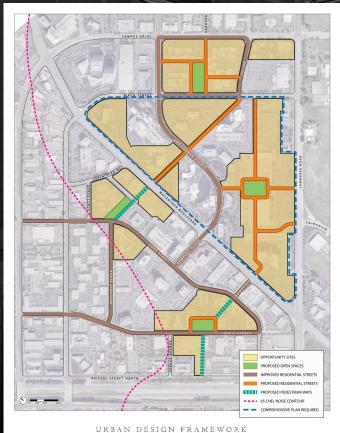


Airport Area

- New housing opportunities (2,220)
- Mixture of residential, office, & commercial uses
- Allows housing outside of high noise impact areas
- Residential units be developed at a max. density of 50 du/acre and min. of 30 du/acre







Newport Beach Airport Business Area

JUNE 12, SDEF



Development standards & design guidelines to achieve cohesive residential villages, parks, & assure land use compatibility



Newport Center/Fashion Island

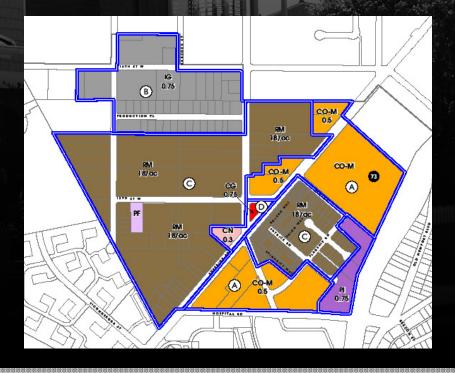
- Mixed-use area
- Allows construction of additional 450 units
- North Newport Center AHIP: requires construction of 14 new affordable units and/or affordability covenants on 29-86 existing units





West Newport Mesa

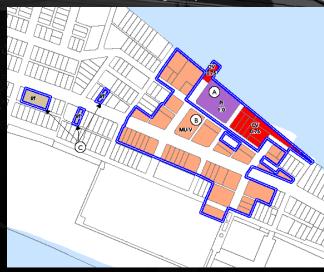
- New housing opportunities
- Enhances vitality with medical offices, housing, supporting retail & services, & mixed use





Balboa Peninsula

- Supports marine-related & visitor-serving uses
- Allows additional housing to enhance vitality (400-600)

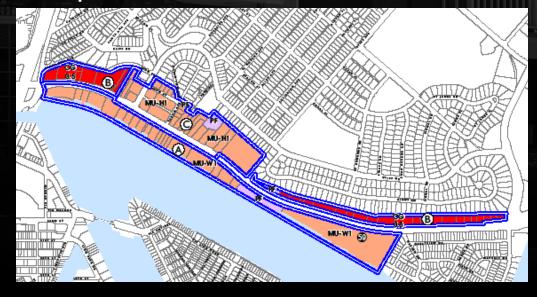






Mariners' Mile

- New housing opportunities (up to 300)
- Provides for a mixed-use village at the base of the bluffs
- Allows limited housing along the Harbor front, with visual and pedestrian access



Housing Programs

- Inclusionary Housing Policy
- In-lieu Housing Fund
- Density Bonus
- Expedited project review, development permits and waiver of fees for affordable housing
- CDBG assistance to homeless services/shelters and other agencies that serve special needs
- Financial assistance to fair housing service provider



Housing Programs

- Restrict conversion of rental units to condominiums
- Ongoing discussion with local developers
- Regular meetings with the Orange County Housing Authority Advisory Committee



New Programs

- Revised Inclusionary Ordinance and In-lieu fee scheduled for adoption and implementation summer 2008
- Revised Density Bonus Ordinance
- Zoning for Homeless Shelters

Next Steps

- Public review of Draft Housing Element—May 2008
- Planning Commission and City Council Hearings— June 2008
- Submittal of Housing Element to HCD—June 30,2008
- HCD Review—60 to 90 days
- Planning Commission/City Council Hearings— Fall 2008
- Submittal of Final Housing Element to HCD— Fall 2008

